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Corporation and another. Judgment for plaintiffs, and defendants bring error. Affirmed.

J. Sydney Smith, for plaintiffs in error.

Thorp & Bowden, for defendants in error.

EUBANK *v.* CITY OF RICHMOND.

March 10, 1910.

[67 S. E. 376.]

1. Constitutional Law (§ 81*)—Police Power.—The Legislature in the exercise of its police power may place limitations upon personal and property rights for the promotion of the public health, morals, and safety.

[Ed. Note.—For other cases, see Constitutional Law, Cent. Dig. § 148; Dec. Dig. § 81.* 3 Va.-W. Va. Enc. Dig. 225, et seq.; also 14 id. 237.]

2. Municipal Corporations (§ 601*)—Public Improvements—Building Regulations—Validity of Statutes.—Act Gen. Assem. March 14, 1908 (Acts 1908, pp. 623, 624), authorizing cities to make building regulations, and, in their discretion, in particular districts or streets, to establish building lines or require owners to leave a part of the lots free from buildings, and to regulate the height of buildings, etc., is a valid police regulation in the interest of the public health, safety, comfort, and convenience, or some of those objects, and was not unconstitutional.

[Ed. Note.—For other cases, see Municipal Corporations, Cent. Dig. § 1333; Dec. Dig. § 601.* 10 Va.-W. Va. Enc. Dig. 179.]

3. Constitutional Law (§ 63*)—Delegation of Legislative Power—Delegation to Street Committee.—An ordinance providing that, whenever two-thirds of the abutting property owners request the committee on streets to establish a building line on the side of the square on which their property fronts, the committee shall establish such line not less than five nor more than 30 feet from the street line, and no building permit shall be issued for the construction of houses within such limit, did not delegate legislative functions to the street committee, it having no discretion as to whether a street line shall be established, but only in fixing the line within the prescribed limits.

[Ed. Note.—For other cases, see Constitutional Law, Dec. Dig. § 63.* 10 Va.-W. Va. Enc. Dig. 170, et seq.]

Error to Hustings Court of Richmond.

J. E. Eubank was convicted of violating a building ordinance, and he brings error. Affirmed.

S. S. P. Patterson, for plaintiff in error.

H. R. Pollard and *Geo. Wayne Anderson*, for defendant in error.

*For other cases see same topic and section NUMBER in Dec. and Am. Digs. 1907 to date, and Reporter Indexes.